

MILLINGTON PLANNING COMMISSION - MINUTES  
CITY HALL CHAMBERS – 7930 NELSON  
Monday, July 20, 2020

**CALL TO ORDER AND ESTABLISHMENT OF A QUORUM**

Chairman Chuck Hurt called the meeting to order at 6:00 pm, and roll call was taken to establish a quorum.

Present:

Mayor Terry Jones

Mike Caruthers

Curt Park

Leanna Dagen

Chuck Hurt, Jr.

Brenda Barber

Brett Morgan

Mr. Aitken was absent.

A quorum being present, the following proceedings were held:

**APPROVE MINUTES**

March 16, 2020 and May 18, 2020

Mr. Caruthers made motion to approve; second by Mr. Park; unanimous consent to approve.

Mr. Goforth introduced Sara Barrera to the Planning Commission. She is going to start as a Planning Intern for the City starting next month. We are excited to welcome her.

**REZONING**

Wendy's – lot on Martha Street – R-2 Residential to B-2 General Commercial

Wendy's is planning to move from their current location on Navy Road to a lot on Highway 51 just south of Pizza Hut. The lot is zoned B-2, General Commercial. Their site plan is proposing to have a rear entrance on Martha Street. In order to accomplish this, they are purchasing a small triangular lot (0.10 acres) on Martha that is unimproved. This lot is currently zoned R-2 and will have to be rezoned to B-2 for the property to be used as a part of the Wendy's site. There is an unimproved alley between the property on Highway 51 and the property on Martha, but there are city utilities in that alley and will have to be addressed in the site plan. Notices on the proposed rezoning have been sent to the property owners within 1,000 feet and the Commission needs to hear the comments from the neighbors on the impact of changing this zoning and bringing commercial traffic next to the homes. With the difficulty turning on to Highway 51 at this location, it is anticipated that the rear access would be used significantly. If the zoning is approved, substantial landscaping and screening will have to be provided to the next-door neighbor as a part of the site planning process. Staff would not make a recommendation until after they heard from neighbors at the meeting.

Several people from the neighborhood spoke in opposition to this rezoning, stating a concern regarding the excess traffic that it would bring to the area. There were also concerns about noise and more lights. Mr. Caruthers made a motion to reject the rezoning; second by Mr. Morgan; unanimous vote to reject.

**SITE PLAN**

Margarita's – southeast corner of Copper Creek and Creek Mill (across from Holiday Inn)

Margarita's is planning to relocate from the shopping center on Highway 51 to a new building on Copper Creek. The lot is a recorded lot in the Shelby Mall Subdivision and is directly behind Dairy Queen. The site contains

1.26 acres, and the proposed building has a total of 6,655 square feet in area, 5,621 in the main building, 140 in the entrance vestibule and 447 in each of the two patio areas. This could impact the parking requirements, but they have provided excess parking. Sixty-nine spaces have been provided including 4 handicapped spaces and this more than meets the ordinance. Reconstruction of the curb at the corner of Copper Creek and Creek Mill will be required, and Creek Mill will need to be widened to match the improvements to the south. This right-of-way has already been dedicated with the subdivision plat. There are some issues related to the building elevations and sight lighting. A lighting plan was received and shows five poles with two lights each. The fixture shown is downward directed and is acceptable. The height of the poles is not shown. The site plan for Margaritas is recommended for approval with the following conditions:

1. Work with engineer to resolve details and issues on the engineering plans
2. Add the low hedge to the landscape plans.
3. Submit the building exterior lighting plan for review. The lights should be downward directed, not outward.
4. The bond shall be set at the public improvements cost plus 6% for inflation and a cost of \$650 for street lights. Total bond \$45,612.00.

Mr. Morgan made motion to approve with conditions; second by Ms. Barber; unanimous vote to approve.

#### **OTHER BUSINESS (as Necessary)**

A work session was scheduled for 5:00 pm on Monday, August 17, 2020.

There being no further business, the meeting was adjourned at 6:29 pm.

These minutes are approved as of September 21, 2020.

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Chuck Hurt, Jr., Chairman

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Karen Findley, City Clerk